



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

---

**TO:** Site Development Review Team **MEETING DATE:** April 3, 2025

**FROM:** Gabriel Barro, Planning and Zoning

**SUBJECT:** Review of a Modification of the Graylon Oaks PUD to allow for proposed townhouses to be split into two parcels

### PROPERTY DESCRIPTION

**APPLICANT:** John Nicols **OWNER:** John Nicols

**PROPERTY LOCATION:** On Vermont Ave, north of Green Cove Springs Ave

**PARCEL NUMBER:** 016748-000-00 & 016742-000-00

**FILE NUMBER:** MOD-25-001

**CURRENT ZONING:** Planned United Development, PUD

**FUTURE LAND USE DESIGNATION:** Neighborhood

---

### SURROUNDING LAND USE

---

<b>NORTH:</b> FLU: Neighborhood Z: R3 Use: Single Family	<b>SOUTH:</b> FLU: Neighborhood Z: R1 Use: Single Family
<b>EAST:</b> FLU: Neighborhood Z: R3/R2 Use: Single Family	<b>WEST:</b> FLU: Neighborhood Z: R1 Use: Single Family

### BACKGROUND

The property is approximately 3.8 acres and is located on Vermont Ave north of Green Cove Avenue. The property was approved for a Zoning redesignation to PUD with the intent of developing 14 townhomes. The PUD Zoning includes a PUD concept plan, development requirements set forth in the PUD written description. The project is planned to be completed in a single phase.

### DEVELOPMENT DESCRIPTION:

The applicant, John Nicols, is proposing a modification to the written description to split the proposed parcels into two properties, allowing for each half of a townhome to be legally owned separately. The original plat showed 14 lots and a stormwater retention pond. No new plat has been submitted. The updated written description states it will allow for a maximum of 28 lots.

## STAFF RECOMMENDATION

This meeting is to determine staff consensus.